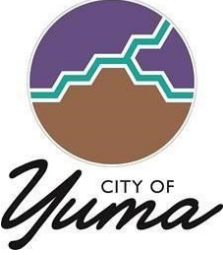


**Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on March 8, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.

	<p style="text-align: center;"><b>Agenda</b> <b>Planning and Zoning Commission Meeting</b> <b>City Hall Council Chambers</b> <b>One City Plaza Yuma, AZ</b> <b>Monday, March 8, 2021, 4:30 p.m.</b></p>
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**COVID 19 ADVISORY**

**DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 4:00 p.m. on March 8, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS.  
THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL  
DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

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A. CALL TO ORDER

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

February 8, 2021

February 22, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES – NONE

B.5 APPROVALS – NONE

C. ACTION ITEMS-

C.1 **CUP-33419-2021:** This is a request by Abraham Torres, on behalf of Rosa M. Zamudio, for a Conditional Use Permit to allow an auto body shop within 600' of a residential zoning district and use in the Light Industrial/Infill Overlay (L-I/IO) District. The property is located at 1031 S. 3<sup>rd</sup> Avenue, Yuma, Arizona.

D. PUBLIC HEARINGS – NONE

## E. INFORMATION ITEMS

### E.1 STAFF

### E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*

**Planning and Zoning Commission Meeting Minutes  
February 8, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday February 8, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel and Commissioners Gregory Counts, Lorraine Arney and Joshua Scott. Vice Chairman Fred Dammeyer and Commissioners Janice Edgar and Barbara Beam were absent.

**STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Randall Crist, Interim Director DCD; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

**Chairman Chris Hamel** called the meeting to order at 4:30 p.m. and noted there was a quorum present.

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**ELECTION OF OFFICERS**

**Commissioner Counts** nominated Chris Hamel as Chairman, second by **Commissioner Arney**. **Motion carried unanimously (4-0) with Chris Hamel as Chairman.**

**Commissioner Counts** nominated Fred Dammeyer as Vice-Chairman, second by **Commissioner Arney**. **Motion carried unanimously (4-0) with Fred Dammeyer as Vice-Chairman.**

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**CONSENT CALENDAR**

**MINUTES** – January 11, 2021

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Counts, second by Arney, to APPROVE the Consent Calendar. Motion carried unanimously, (4-0) with three absent.**

---

**Action Items –**

**SUBD-33034-2020:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36<sup>th</sup> Street alignment, Yuma, AZ.*

**Chad Brown, Associate Planner**, summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

**Chairman Hamel** asked if the roadway to the north of Terra Bella Parkway was going to be smaller than the roadway to the south. **Brown** replied yes. **Commissioner Counts** asked if the development of Bella Norte was going to continue north. **Brown** replied yes.

**Commissioner Scott** asked if the City had found the Traffic Study that was for done for this area. **Agustin Cruz Senior Civil Engineer** replied the City had not located it at this time and that the applicant was also looking for their copy. **Hamel** asked **Scott** why he was asking about the Traffic Study. **Scott** replied the last time this case was brought before the Commission there were residents that were concerned about the traffic in the area.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

**Miguel Lopez, 5600 E. 38<sup>th</sup> Place Yuma AZ, 85365**, expressed concerns about the increase in traffic, and the lack of maintenance of the existing green spaces. **Alyssa Linville, Assistant Director DCD** stated that the

contractor is responsible for the green space for one year, then the City will take over the maintenance. **Scott McCoy Assistant City Attorney** reminded the commission to keep the discussion focused on the approval of the Final Plat.

**Patrick Van Dyn Hoven, 5614 E. 38<sup>th</sup> Place Yuma AZ, 85365**, was concerned about the entrances into the subdivision and asked if it has been considered to use 5 ½ E instead of Terra Bella Parkway. **Cruz** replied that the City did ask for another access in to the subdivision, but the reply was that the design had already been approved but if warranted the City could ask for another entrance with future development.

**Albert Wharton, 5629 E. 38<sup>th</sup> Place Yuma, AZ 85365**, was concerned about the Traffic Study, access to the subdivision, and what roads would be paved and the increase in traffic through the subdivision.

**Commissioner Arney** said she was also concerned about the Traffic Study from 2005, and that she believed a new Traffic Study was warranted.

**Hamel** noted the concern from the public as well as from the Commission about the Traffic Study not being available. **Hamel** then suggested that this item be tabled until a Traffic Study becomes available.

**Motion by Counts, second by Scott, to TABLE SUBD-33034-2020, until a Traffic Study can be presented to the Commission. Motion carried (4-0) with three absent.**

---

**CUP-32933-2020:** *This is a request by Osman Engineering, on behalf of ZAYD LLC, for a Conditional Use Permit to allow a parking lot as a principal use in the Limited Commercial (B-1) District. The property is located near the corner of 23<sup>rd</sup> Street and Avenue A, Yuma, AZ.*

**Richard Munguia Senior Planner**, summarized the staff report and recommended **DENIAL**.

#### **QUESTIONS FOR STAFF**

**Hamel** asked if there was a solid fence located by the proposed parking lot. **Munguia** answered yes.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Ibrahim Osman, 183 E. 24<sup>th</sup> Street Suite 6 Yuma AZ**, commented on the proposed parking lot and the expansion of the office building. **Osman** added that there was a misunderstanding of the City code concerning pedestrian paths and the distance between the proposed parking lot and the business.

**Hamel** asked why there wasn't enough parking at the site of the existing building. **Osman** replied that the expansion, required additional parking. **Hamel** then asked if there was a fence line on the east side of the proposed parking lot that hindered patients or staff from walking to the office building. **Munguia** answered yes. **Osman** commented that they were negotiating with the owner of the fence to tear it down. **Hamel** expressed concern about the customer's safety when crossing Avenue A and 24<sup>th</sup> Street.

**Counts** asked about purpose of the existing building. **Osman** replied that the building would be used for commercial offices. **Counts** asked how the customers were going to cross Avenue A safely, especially during business hours. **Osman** replied by using the crosswalk at the intersection of Avenue A and 24<sup>th</sup> Street.

**Osman** then referred back to the City code regarding the distance between lots and buildings, stating that the City Code does not say anything about Pedestrian Paths. **Osman** then went on to say that the agent and the applicant had fulfilled the requirements of the City Code. **Counts** then noted that the City Code stated that the distance between parking lots and certain types of buildings was 150 feet.

**Scott** then asked how the tenants and employees would be notified to not use the parking lot next to the existing building, and to use the new parking lot instead. **Osman** replied that signs will be posted. **Osman** then referred back to the City Code on distance between buildings and parking lot. **McCoy** noted that Staff and the Applicant had a disagreement of what the City Code stated and that it was not the time to resolve that situation. **Hamel** concurred and then asked for a motion.

#### **PUBLIC COMMENT**

None

**Motion by Arney, second by Scott to DENY CUP-32933-2020. Motion carried unanimously (4-0) with three absent.**

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**INFORMATION ITEMS****Staff**

None

**Commission**

None

**Public**

None

**ADJOURNMENT**

**Hamel** adjourned the meeting at 5:33 p.m.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Chairman

**Planning and Zoning Commission Meeting Minutes**  
**February 22, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday February 22, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel and Vice Chairman Fred Dammeyer, Commissioners Gregory Counts, Lorraine Arney, Barbara Beam and Joshua Scott.

**STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Andrew McGarvie, Engineering Manager; Agustin Cruz, Senior Civil Engineer; Richard Munguia, Senior Planner and Alex Marquez, Administrative Assistant.

**Chairman Chris Hamel** called the meeting to order at 4:30 p.m. and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** –None

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

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**Action Items –**

**SUBD-33187-2020:** *This is a request by Vianey Vega, on behalf of Arizona Housing Development Corporation, for approval of the final plat for the AHDC Magnolia Avenue Phase Two Subdivision. This subdivision will contain approximately 40,650 square feet, and is proposed to be divided into 6 residential lots, ranging in size from 5,649 square feet to 9,899 square feet. The property is located at the northeast corner of Magnolia Avenue and 5<sup>th</sup> Street, Yuma, AZ.*

**Alyssa Linville, Assistant Director DCD**, summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Vianey Vega, 1846 S. 8<sup>th</sup> Ave Yuma, AZ** commented that he was in agreement with all the conditions and was available for questions.

**PUBLIC COMMENT**

None

**Motion by Counts, second by Arney, to APPROVE SUBD-33187-2020, subject to the Conditions of Approval in Attachment A. Motion carried (6-0) with one vacancy.**

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**SUBD-33293-2020:** *This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the preliminary plat for the Santana Subdivision, Units 1-4, proposed to be divided into 461 residential lots ranging in size from 6,102 square feet to 21,173 square feet. The property is located at the southeast corners of Avenue 7 ½ E and 36<sup>th</sup> Street, Yuma, AZ.*

**Richard Munguia, Senior Planner** summarized the staff report and recommended **APPROVAL**, **Munguia** noted that after the Staff Report had been finalized the Applicant had agreed to perform a Traffic Impact Analysis.

#### **QUESTIONS FOR STAFF**

**Commissioner Scott** commented that he would like to be sure the Traffic Study not only looked at the volume of traffic on 38<sup>th</sup> Street, but also traffic calming measures, and the potential need for a traffic signal at 36<sup>th</sup> Street & Avenue 8E.

**Andrew McGarvie, Engineering Manager** replied that the City will be looking into off-site improvements that include 36<sup>th</sup> Street & 8E and 32<sup>nd</sup> Street & 8E.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Craig Colvin, 6105 E Alyssa Lane Yuma, AZ** was available for questions.

#### **PUBLIC COMMENT**

**Rebecca Johnson, 7831 E. 38<sup>th</sup> Street Yuma, AZ** asked about the location of retention basins, and for clarification on the construction of 38<sup>th</sup> Street. **Colvin** then showed on the map the street design of a loop through the subdivision that exits on Avenue 7 ½ E. **Commissioner Counts** asked about the purpose of the loop. **Colvin** replied that the loop acts as a traffic calming measure.

**Motion by Arney, second by Counts to APPROVE SUBD-33293-2020, subject to the Conditions of Approval in Attachment A, with the addition of the following Condition: "Owner/Developer shall conduct a traffic impact analysis and provide/build the recommended roadway improvements that may be necessary to safely accommodate the expected new development traffic". Motion carried unanimously (6-0) with one vacancy.**

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#### **INFORMATION ITEMS**

##### **Staff**

None

##### **Commission**

None

##### **Public**

None

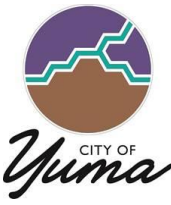
#### **ADJOURNMENT**

**Hamel** adjourned the meeting at 4:50 p.m.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Chairman



**STAFF REPORT TO THE PLANNING & ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – CONDITIONAL USE PERMIT**  
**CASE PLANNER: AMELIA GRIFFIN**

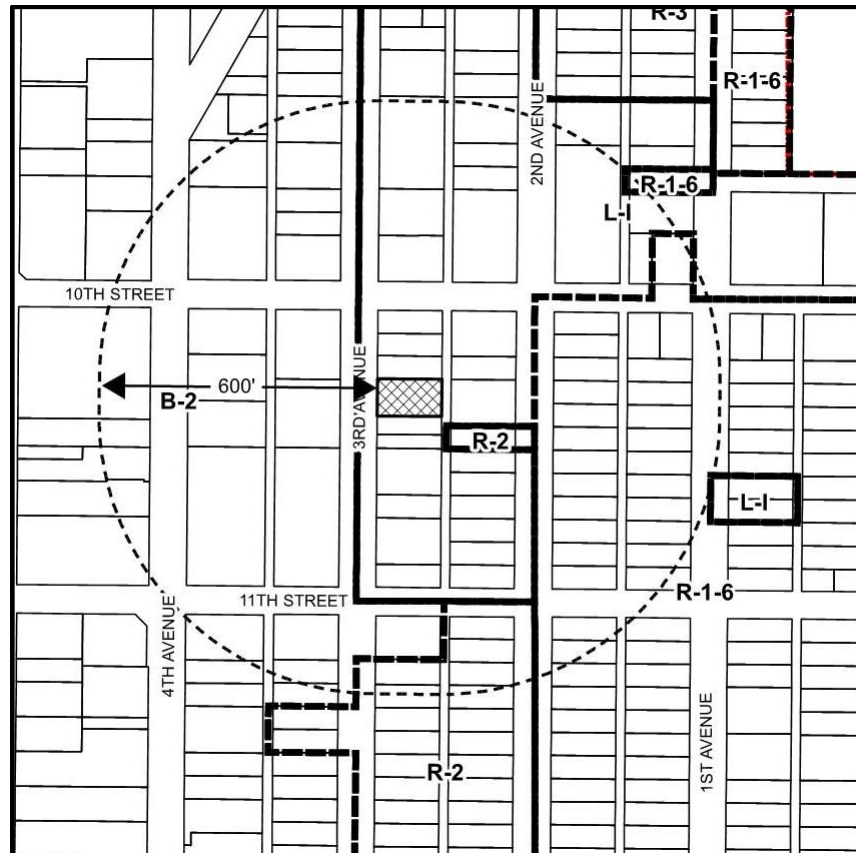
**Hearing Date:** March 8, 2021

**Case Number:** CUP-33419-2021

**Project Description/Location:** This is a request by Abraham Torres, on behalf of Rosa M. Zamudio, for a Conditional Use Permit to allow an auto body shop within 600' of a residential zoning district and use in the Light Industrial/Infill Overlay (L-I/IO) District. The property is located at 1031 S. 3<sup>rd</sup> Avenue, Yuma, Arizona.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Light Industrial (L-I/IO)	Vacant	Commercial
<b>North</b>	Light Industrial (L-I/IO)	Auto Sales	Commercial
<b>South</b>	Light Industrial (L-I/IO)	Cooling System Specialist	Commercial
<b>East</b>	Light Industrial (L-I/IO)	Vacant	Medium Density Residential
<b>West</b>	General Commercial (B-2/IO)	Vacant	Commercial

**Location Map:**





**Prior site actions:** Annexation: Ordinance #449 (May 29, 1946); Subdivision: Speese Addition (January 20, 1925); Pre-Development Meeting: PDM-33285-2020 (December 29, 2020)

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow an auto body shop within 600' of a residential zoning district and use in the Light Industrial/Infill Overlay (L-I/IO) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-33419-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Abraham Torres, on behalf of Rosa M. Zamudio, for a Conditional Use Permit to allow an auto body shop for the property located at 1031 S. 3<sup>rd</sup> Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

**Staff Analysis:** The subject property is located at 1031 S. 3<sup>rd</sup> Avenue, in the Light Industrial/Infill Overlay (L-I) District. The 11,200 square foot lot features an approximately 5,000 square foot building.

The applicant is proposing to utilize the site for an auto body shop, which is a permitted use in this district. In the Light Industrial (L-I) District, permitted uses shall be located a minimum distance of 600 feet from any residential zoning district and residential use, unless separated by an arterial street, state or federal highway, railroad, or truck route. This parcel is located within 600' of several residential zoning districts and residential uses, and as such, a Conditional Use Permit is required in order to proceed with operations on-site.

The 5,000 square foot building will primarily be utilized as a body shop with a paint booth for small cars, trucks, and motorcycles. A portion of the building, approximately 200 square feet, is to be used for office space. The applicant intends on having 4 employees operating during the following times: Monday through Friday, 8:00am to 5:00pm.

Based upon the proposed use of the property as an auto body shop, the parking requirement is as follows: three spaces for each service bay. According to this requirement, three spaces will need to be provided.

**1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?**

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	None	
B.	Parking	Adequate paved and striped parking must be provided for the proposed use.	#4
C.	Lighting	There is adequate lighting on site. However if any additional lighting is added outdoors, it shall be in accordance with the City Code and shall be down-lighting that complies with Dark Sky requirements.	#5
D.	Hours of Operation	Hours of operation shall have no negative impact on the surrounding industrial, commercial, or residential development. Hours of operation will occur between 8:00 AM to 5:00 PM, Monday through Friday.	#6
E.	Indoor/Outdoor Activities	None	
F.	Noise	None	
G.	Air Quality	None	
H.	Hazardous Materials	None	
I.	Crime Prevention (CPTED)	None	
J.	Other	None	

**2. Does the site plan comply with the requirements of the zoning code?**

Yes. The site plan conforms to the requirements outlines within the City of Yuma Zoning Code.

**3. Does the proposed use and site plan comply with Transportation Element requirements?**

FACILITY PLANS						
Transportation Master Plan		Planned	Existing	Gateway	Scenic	Hazard
3 <sup>rd</sup> Avenue – 2-Lane Collector		40' H/W ROW	40' H/W ROW			
Bicycle Facilities Master Plan		Bike Route				
YCAT Transit System		Yellow Route 95				
Issues:		None				

**4. Does the proposed conditional use conform to all prior City Council actions for this site?**

Yes.

**5. Can the P&Z Commission answer the following questions affirmatively?**

**(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?**

Yes. The Planning and Zoning Commission has the authority to review and approve this request per Section §154-09.02(F)(1)(c), which requires a Conditional Use Permit for any Light Industrial (L-I) use located less than 600 feet from a residential zoning district and residential use.

- (2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?**

Yes. The proposed modification to the existing site should not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity.

- (3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?**

Yes. The ingress and egress for the site will not be modified.

- (4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?**

Yes. The proposed use does not anticipate frequent vehicular traffic, and the existing traffic will not interfere with the residential neighborhoods.

- (5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?**

Yes. The current bulk and height of the existing buildings are consistent with the surrounding development.

- (6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?**

Yes. The site has provided the necessary means to meet requirements regarding noise level reductions and site lighting for security purposes.

- (7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?**

Yes. The proposed uses for the site include proper screening consistent with the Crime Prevention Through Environmental Design (CPTED) principles for visual surveillance.

**Public Comments Received:**

Name:	Slawomir and Lorraine Ulanicki			Contact Information: <a href="mailto:svenulan@gmail.com">svenulan@gmail.com</a>							
Method of Contact:	Phone		FAX		Email	X	Letter		Other		

1/23/2021

Case # CUP-33419-2021

Dear Amelia Griffin:

Please notice our new address. We are the owners of the property 1022 2<sup>nd</sup> Ave in Yuma, AZ 85364.

We are decisively objecting to a request by Abraham Torres on behalf of Rosa M. Zamudio conditional Use Permit to allow an auto body shop. We would like the area to stay residential and object issuing the permit on the environmental reasons. There are children living in one of the units. Please deny the Permit for the auto Body Shop in that area.

You could contact us if you have any questions at: (760) 896-4404.

Thank you,

Slawomir and Lorraine Ulanicki

**Agency Comments:**

None Received.

**Neighborhood Meeting Comments:**

No Meeting Required.

**Discussions with Applicant/Agent:**

January 28, 2021, February 1, 2021, February 18, and February 22, 2021

**Proposed conditions delivered to applicant on:**

February 3, 2020

**Final staff report delivered to applicant on:**

February 25, 2020

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: February 22, 2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

**ATTACHMENTS:**

A	B	C	D	E
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Aerial Photo

**Prepared By:**

Amelia Griffin

Associate Planner



**Date:** 2/25/21

Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

**Approved By:**

Alyssa Linville,

Assistant Director Community Development



**Date:** 02/25/2021

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

**Community Development Comments: Alyssa Linville, Assistant Director,  
Community Development, (928) 373-5000, x 3037:**

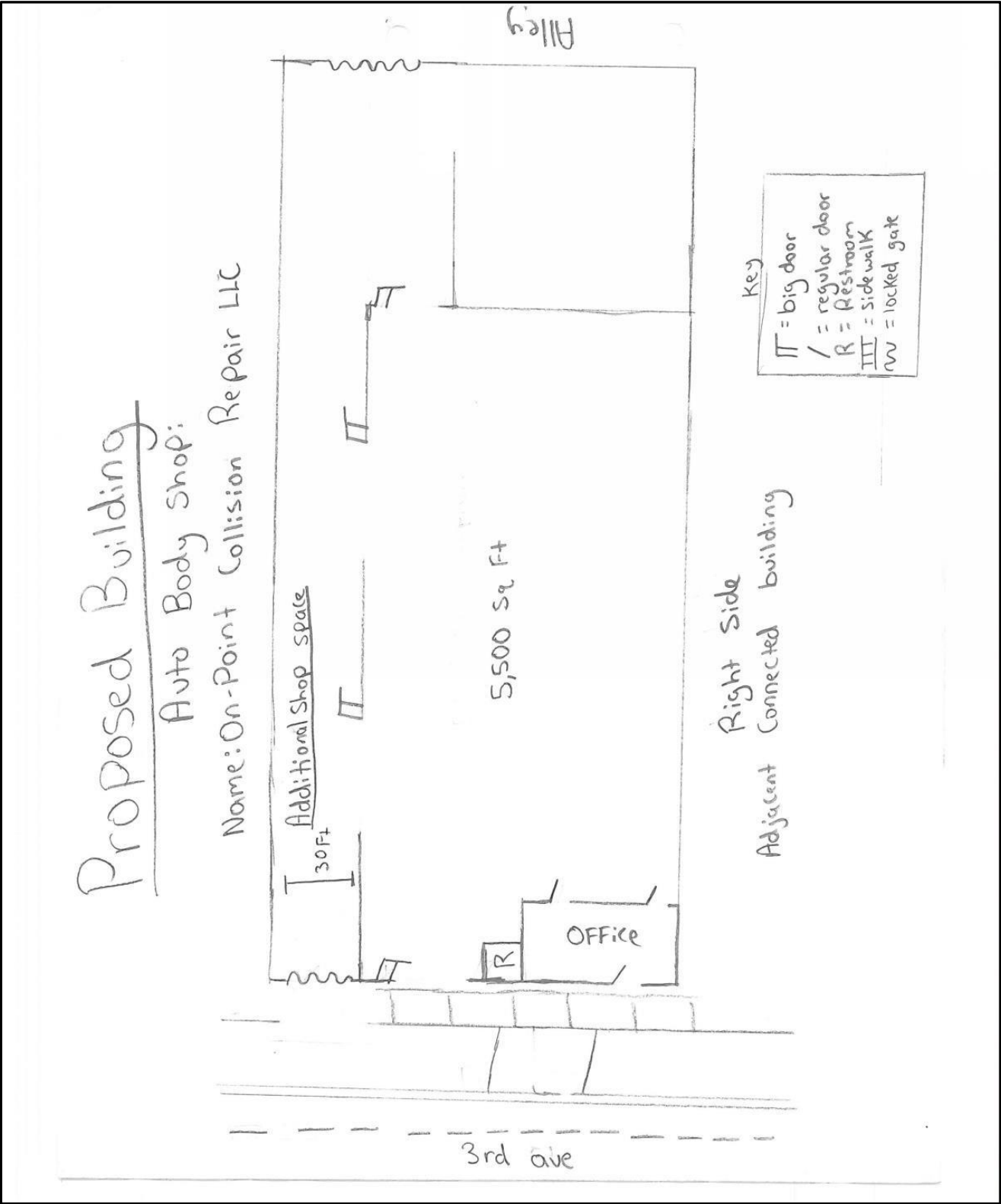
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning: Amelia Griffin, Associate Planner, (928) 373-5000 x 3034**

4. Adequate paved and striped parking must be provided for the proposed use.
5. Any additional outdoor lighting shall be in accordance with the City Code and shall be down-lighting that complies with Dark Sky requirements.
6. Hours of operation shall be 8:00 AM to 5:00 PM.
7. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
8. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
9. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
10. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

ATTACHMENT B  
SITE PLAN



**ATTACHMENT C**  
**SITE PHOTOS**





## ATTACHMENT D AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun (02/12/21)
- 600' Vicinity Mailing: (01/19/21)
- 34 Commenting/Reviewing Agencies noticed: (01/21/21)
- Site Posted on: (03/01/21)
- Neighborhood Meeting: (N/A)
- Hearing Date: (03/08/21)
- Comments due: (02/01/21)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	1/22/21	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	1/21/21	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	1/21/21	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	1/21/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	1/21/21	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	1/25/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	1/21/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT E**  
**AERIAL PHOTO**

